City of Santa Clara



PLANNING COMMISSION MEETING AGENDA

Wednesday, November 28, 2012 - 7:00 P.M.

CITY COUNCIL CHAMBERS 1500 Warburton Avenue Santa Clara, CA 95050

Please refer to the Planning Commission Procedural Items coversheet for information on all procedural matters.

ITEMS FOR COUNCIL ACTION

The following items from this Planning Commission agenda will be scheduled for Council review following the conclusion of hearings and recommendations by the Planning Commission. Due to timing of notices for Council hearings and the preparation of Council agenda reports, these items will not necessarily be heard on the date the minutes from this meeting are forwarded to the Council. Please contact the Planning Division office for information on the schedule of hearings for these items:

Item 8.A. PLN2012-09096/ CEQ2012-01138, Address: 2121 Laurelwood Road (Rezoning)

- 1. PLEDGE OF ALLEGIANCE and INVOCATION
- 2. ROLL CALL

3. DISTRIBUTION OF AGENDA AND STAFF REPORTS

Copies of current agendas and staff reports for each of the items on the agenda are available from the Planning Division office on the Friday afternoon preceding the meeting and are available at the Commission meeting at the time of the hearing.

- 4. DECLARATION OF COMMISSION PROCEDURES
- 5. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES
 - A. Withdrawals
 - B. Continuances without a hearing
 - C. Exceptions (requests for agenda items to be taken out of order)

6. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS

Members of the public may briefly address the Commission on any item not on the agenda.

7. CONSENT CALENDAR

Consent Calendar items may be enacted, approved or adopted, based upon the findings prepared and provided in the written staff report, by one motion unless requested to be removed by anyone for discussion or explanation. If any member of the Planning Commission, staff, the applicant or a member of the public wishes to comment on a Consent Calendar item, or would like the item to be heard on the regular agenda, please notify Planning staff, or request this action at the Planning Commission meeting when the Chair calls for these requests during the Consent Calendar review. Items listed on the Consent Calendar with associated file numbers constitute Public Hearing items.

7.A. Planning Commission Minutes of October 17, 2012

7.B. File No.(s):

PLN2011-08944

Address:

2783 El Camino Real, a 1,340 square foot tenant space within an existing commercial shopping center, on a 2.13 acre site, located at the northeast corner of

El Camino Real and Bowers Avenue

APN: 216-01-058, 059. Property is zoned

Thoroughfare Commercial (CT)

Applicant:

Paul Lee

Owner:

Christopher S. Yi

Request:

Six month review of Conditional Use Permit allowing on-site beer and wine sales in conjunction with a full

service restaurant (Shabuway)

CEQA Determination:

Categorical Exemption per Section 15301, Existing

Facilities

Project Planner:

Yen Chen, Associate Planner

Staff Recommendation:

Note and File Report

8. PUBLIC HEARING ITEMS

8.A. File No.(s):

PLN2012-09096/ CEQ2012-01138

Address:

2121 Laurelwood Road, a 7.02 acre parcel on the north side of Laurelwood Road approximately 940 feet north of Thomas Road, (APN: 104-14-153). Property

is zoned Light Industrial (ML)

Applicant:

John Duquette, ARC Tech Inc.

Owner:

SPI Holdings, Inc.

Request:

Rezone from Light Industrial (ML) to Planned Development (PD) to construct a six-story 217,000 square foot office building, one-story 9,300 square foot amenity building, one-story 4,000 square foot retail building, three level parking garage and surface parking lot totaling 896 spaces, landscaping, and site improvements, in conjunction with demolition of an existing 100,000 square foot furniture retail/warehouse building; and Adoption of a Mitigated Negative

Declaration

CEQA Determination:

Mitigated Negative Declaration

Project Planner:

Debby Fernandez, Associate Planner

Staff Recommendation:

Recommend City Council Adoption of the Mitigated

Negative Declaration and Approval of the rezoning.

subject to conditions

9. OTHER BUSINESS

9.A. Commission Procedures and Staff Communications

- i. Announcements/Other Items
- ii. Report of the Director of Planning and Inspection
 - City Council Action

iii. Commission/Board Liaison and Committee Reports

Architectural Committee: Commissioners Stattenfield and Costa

- Station Area Plan: Commissioner Champeny
- General Plan sub-Committee: Commissioners Champeny and O'Neill
- iv. Commission Activities
 - Commissioner Travel and Training Reports
- v. Upcoming agenda items
 - Planning Commission Procedures

10. ADJOURNMENT

Adjourn. The next regular Planning Commission meeting will be held on Wednesday, December 12, 2012, at 7:00 p.m.

Prepared by:

Gloria Sciara, AICP

Development Review Officer

Kevin L. Riley

Director of Planning & Inspection

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